

# **MAGNOLIA COUNCIL MEETING**

## **AUGUST 8, 2016**

### **I. 6:00 PM - Call to Order**

Called to order at 6:02

### **II. Pledge of Allegiance I**

### **III. Roll Call**

Present: Mayor Jim Frazier; Mike Cohill, Rebecca Campbell, Shawn Ramsey, Ralph Satterfield and Diane Cahall. Absent: Scott Fowler.

### **IV. Additions/deletions to published agenda**

No additions/deletions to the published agenda. Mayor Frazier explained that the agenda must be posted one week prior to meeting; changes and additions are acceptable. Ralph Satterfield suggested we change the Water Report to Public Works to cover all categories.

### **V. Council Minutes**

Motion to accept the minutes with spelling corrections was made by Michael Cohill and seconded by Shawn Ramsey. Motion was passed.

### **VI. Treasurer's Report**

The treasurer's report was presented with the payment of bills was submitted by Diane Cahall. The town received a notice of a \$400 Kent County Levy Court grant for Heritage Day. The town received our check for 2016/7 Municipal Street Aid in the amount of \$1,209.52. The funds were deposited directly into our general fund account and will be transferred into the Municipal Street Aid account for streetlights. A motion was made by Rebecca Campbell to approve the report and pay the bills, seconded by James Frazier. Motion was passed.

### **VII. Public Works Report**

Ralph Satterfield presented the public works report. Hydrants were flushed, normal with a slight increase of discoloration on North Main. Ralph completed two extra flushes on the hydrant at North Main on July 26 and August 2. Cut grass twice. Bent post and stub at W. Walnut and North Main removed and patched by Charles Dougherty and Ralph. James Frazier made a motion to give Charles Dougherty a \$50 Lowes gift card for his assistance. Mike Cohill seconded the motion. Motion was passed.

Corrosion Control called on August 5th to let us know they tried to correct the paint on the town hall roof. Ralph told them it was better but would leave final decision to council. They will return in September. 15 South Main Street appears to be ok now. Slow leak on East Walnut healed itself. From residents; when grass has to be cut- why leave piles of grass in the yard at 18 Thorne? With school traffic being enlarged is traffic issue being addressed.

The town used 1,266,000 gallons of water during July 2016. Pump 2; 607,000 gallons. Pump 3: 659,000 gallons. Well levels: 30', 25' and 30". Pump 2 ran 41.8 hours, Pump 3 ran 40.3 hours. Average chlorine is .178.

Council discussed the town hall roof and agreed it is not good; but better than it was. The leak at 15 S Main has stooped; there is a slow leak where the hydrant accident was repaired.

Mayor Frazier attended a planning meeting with OMB regarding the traffic around the school. The addition of two extra classrooms was approved two years ago. The new tree the town planted does not look very good; but Shawn Ramsey stated this is normal during the first year after planting.

Rebecca Campbell stated that she has received numerous complaints about the water on North Main Street; the water is very rusty and has a horrible odor like cracked eggs. Residents state they have an odor after a shower. The complaints came from both sides of North Main. Shawn Ramsey stated that he flushed his hot water heater but the problem only got better for one week. The Church had black water in toilets. It was noted that North Main is on the old main water line. The new grant should help locate all curb stops valves, etc. The pipes have built up rust and calcium in the old lines. Ralph Satterfield noted the hydrants are flushed the 2nd Tuesday after the 2nd Monday every month.

#### VIII. New Business

25 and Alive Event tabled until later meeting.

#### IX. Old Business

a. Ordinance 703 implementations: We need to add an extra phrase to 703 that requires extra follow-ups; copies of Contractors and suppliers scheduled to do repairs. The ordinance needs more teeth in the wording to avoid multiple building permits over and over. Progress reports have to be provided. If reports are not received Kent County and our permits will be nullified. If they are unable to complete the task within the last 30 days they have to request an extension. Mayor Frazier has drafted two letters: 1. Abandoned or vacant property. 2. Active but appearance is unacceptable. Current Owner; cover letter, registration form and copy of full Ordinance 703. Funds will be due immediately or a lien will be placed on the property. Options are:

1. To rehab and make livable per Kent County Code.
2. Arrangements to have it demolished (grounds must be maintained and taxes still due).
3. Sell to the Town of Magnolia; can take seven years tax deductions, can deduct appraised value.
4. Note specific issues: windows out, vines growing up side of house. A monthly report will be needed on property. Mayor Frazier is doing a spreadsheet of all properties affected. Photos of properties will be included corresponding to property physical location and mailing address.

#### b. Curb Painting:

Rebecca Campbell has another contractor: Joe Riley coming out tomorrow. Wilkinson Markings noted that a lot of contractors are steering away due to the DelDot requirements. Rebecca will

call Rich Ross of DelDot and request specifics. Also, Rebecca would like to hold a "Clean Up" the town day this fall. She is working on details and will report later.

c. Drinking Water Grant:

James Frazier will attend a Cyber Security meeting this Thursday as part of the Drinking Water grant.

d. Sidewalks: No action.

e. Truck Traffic: No action can be taken for signage until DelDot signs off. Traffic analysis has to be completed. Mayor Frazier will contact Evan Park, Ed Teneffoss of DelDot for additional information; who does the analysis? Rebecca Campbell stated Eric Bell can help with signage.

MAYORS UPDATES:

1. The town electric rate went down again. The joint community rate of Delmarva Power/Talon has our rate at .01 cents per kilowatt hour.

2. The insurance pool (DFIT), for our Property & Casualty Carrier has changed from New Hampshire Ins. Co to Argonot Insurance, Co. effective November 1, 2016.

3. Freedom of information Act: Commentary for allowing residents to respond at town meeting. It is up to the town to limit the time allowed. Sen. Karen Peterson and Representative Kimberly Williams are sponsoring the bill.

X. Adjournment

Mike Cohill made a motion to adjourn the meeting at 7:10 pm. Shawn Ramsey seconded the motion. Meeting was adjourned.

Submitted by Diane P. Cahall